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Doc# 2108501252 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/26/2021 10:53 AM Pg: 1 of 4

Dec ID 20210301662464

GRANTOR, Betty J. Wright, 3714 Butterfield Rd., Bellwood, IL 60104, in consideration of the sum of TEN & 0/100 DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant, sell and convey to **GRANTEE: Edgar W. Wright, as Trustee of The Betty J. Wright Trust**, and whose address being 1513 Smith Ave. S, West St. Paul MN, 55118, to have and hold forever, all of the rights, title and interest in the following described real estate:

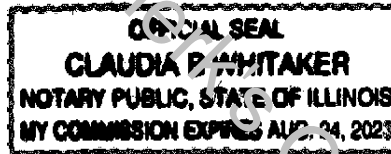
Legal Description: THE FOLLOWING REAL PROPERTY SITUATE IN THE CITY OF BELLWOOD, COUNTY OF COOK, STATE OF ILLINOIS. TO-WIT: PARCEL 1: THE WEST 15.75 FEET OF THE EAST 51.75 FEET OF LOTS 21 AND 22 IN BELLWOOD "L" RESUBDIVISION OF LOTS 1 TO 16 INCLUSIVE AND LOTS 18 TO 24 INCLUSIVE IN WILLIAM ZELOSKEY'S HARRISON STREET "L" STATION SUBDIVISION IN THE SOUTH WEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN. BY FEE SIMPLE DEED FROM HELEN J. TUOHY, A SPINATER AND EDWARD G. SCHULZ AND ELEANOR M. SCHULZ, HIS WIFE AS SET FORTH IN INSTRUMENT NO. 87468119, DATED 8/14/1987 AND RECORDED 8/25/1987. COOK COUNTY RECORDS.

Permanent Index Number (PIN): 15-16-116-073-0000

Address of Real Estate: 1040 Bellwood Ave., Unit C, Bellwood, IL 60104

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 16 of Feb, 2021.



Betty J. Wright
Betty J. Wright

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in the and for said Cook County, in the State of Illinois, DO HEREBY CERTIFY that Betty J. Wright personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument at her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Taken under my hand and official seat, this 15th day of February, 2021.

My Commission expires: 8/24/23, 2023. Claudia B. Whitaker
Notary Public

Mail Tax Bills To: _____

Mail Original Deed To: _____

This Instrument has been prepared by: Hampton Law Offices, P.C., 1074 W. Taylor St., #353, Chicago, IL 60607.

Mail original deed to: Hampton Law Offices, 1074 W. Taylor St., #353, Chicago, IL 60607

Mail tax bills to: Edgar W. Wright, Trustee, 1513 Smith Ave. S, West St. Paul, MN 55118

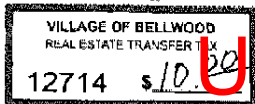
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EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 3/8/21

HG Hampton, Attorney
Buyer, Seller or Representative

Property of Cook County Clerk's Office



Village of Bellwood

REAL ESTATE TRANSFER TAX

2-19-21
Date of Filing with Village
County Receipt # 12714
Transfer Tax Stamp # N/A
Building Inspection N/A
Final Water Reading N/A
Village Cashier

Special
Multi-Unit-No. of Units
Declaration
Exemption
Land Trust
Recorder or Registrar's Deed No.
Date Recorded
(For Recorder's Use Only)

Chapter 35.00 - Section REAL ESTATE TRANSFER TAX

35.110 DEFINITIONS

PERSON: Any natural person, receiver, administrator, executor, conservator, assignee, trust in perpetuity, trust, estate, firm, co-partnership, joint ventures, club, company, or any group of individuals acting as a unit, whether mutual, cooperative, fraternal, nonprofit, or otherwise, and the United States or any instrumentality thereof. Whichever term "PERSON" is used in any clause prescribing and imposing a penalty, the term as applied to associations shall mean the owners or part-owners thereof, and as applied to corporations, the officers thereof.

RECORDATION: The recording of deeds with the Office of Recorder of Deeds or the Registration of Deeds with the Registrar of Titles of Cook County, Illinois subject to the amount of any mortgage or other lien assumed by the grantee or purchaser.

35.111 IMPOSITION OF TAX:

(A) A tax is imposed on the transfer of title to real estate located in the Village as evidenced by the recording of a deed by any person or by the delivery of any deed or assignment of interest of said real property, whether investing the owner with the beneficial interest in or legal title to said property or merely the possession or use thereof for any purpose or to secure future payment of money or the future transfer of any such real property.

(B) The tax imposed shall be \$5.00 for every \$1,000.00 value or fraction thereof as stated in the declaration.

35.112 PRIMARY LIABILITY FOR TAX: The primary liability for payment of said tax shall be borne by the grantor or seller involved in any such transaction; and, if deed, then the grantee's title shall be subject to the lien provided in Section 35.120 hereof and the grantee or purchaser shall be liable for payment of the tax. The tax herein levied shall be in addition to any and all other taxes.

35.113 DECLARATION FORMS: At the time the tax is paid, there shall also be presented to the Village Treasurer on a form prescribed by him or her, a declaration signed by at least one of the sellers or grantors and also signed by at least one of the purchasers or grantees involved in the transaction, or by their attorneys or agents, or by a licensed real estate salesperson or broker having knowledge of the terms of the transaction, which declaration shall state the full consideration for the property so transferred and shall be deemed a confidential record by the Village Treasurer. Where the declaration is signed by an attorney, agent, licensed real estate salesperson or broker, or behalf of sellers or buyers who have the power of direction to deal with the title to the real estate under a land trust agreement, the trustee being the mere repository of record legal title with a duty of conveying the real estate only when and if directed in writing by the beneficiary or beneficiaries, having the power of direction, said attorney, licensed real estate salesperson, or broker need only identify the land trust which is the repository of record legal title and not the beneficiary or beneficiaries.

35.114 DEEDS: Every deed shall show the date of the transaction which it evidences, the names of the grantor and grantee, and a legal description of the property to which it relates.

35.115 - 117 SEE BACK

35.118 REAL ESTATE TRANSFER DECLARATION; FILING: A signed copy of the real estate transfer declaration filed pursuant to Real Estate Transfer Act § 3 of the State shall be filed with the Village Clerk by the grantee of any deed or assignee of beneficial interest within ten days after delivery of the deed or assignment of beneficial interest, or at the time of payment of the tax herein levied or imposed, whichever first occurs.

35.119 TRANSFERS IN TRUST: No trustee of real estate shall accept an assignment of beneficial interest in real estate located in the Village without first obtaining a real estate transfer declaration from the assignor and assignee and unless revenue stamps in the required amount, as set forth in this subchapter have been affixed to the assignment.

35.120 LIEN CREATED; ENFORCEMENT: In the event a deed is filed for recordation or there is an assignment of beneficial in conveying real estate within the corporate limits of the Village without the revenue stamps provided by this section a lien is declared against said real estate conveyed in the amount of the tax. The fact that the deed or assignment does not contain a Bellwood revenue stamp in an amount equal to three times the amount of County and State transfer taxes shall constitute constructive notice of lien. The lien may be enforced by proceedings to foreclose, as in cases of mortgages or mechanics' liens. Suit to foreclose this lien must be commenced within three years after the date of recording the deed. Nothing herein shall be construed as preventing the Village from bringing a civil action to collect the tax imposed by this section from any person who has the ultimate liability for payment of the same, including interest and penalties as herein provided.

35.121 ENFORCEMENT; SUIT FOR COLLECTION: Whenever any person shall fail to pay any taxes herein provided, or any purchaser or grantee shall accept a conveyance where the tax has both been paid, the Village Attorney shall, upon request of the Village Comptroller, bring or cause to be brought an action to enforce the payment of said tax, including interest and penalties as herein below provided on behalf of the Village in any court of competent jurisdiction.

35.122 INTEREST AND PENALTIES: In the event of failure by any person to collect and pay to the Comptroller the tax required hereunder when the same shall be due, interest shall accumulate and be due upon said tax at the rate of 1% per month commencing as of the first day following the day when the tax becomes due. In addition, a penalty of 10% of the tax and interest due shall be assessed and collected against any person who shall fail to pay the tax imposed by this Subchapter.

35.123 PROCEEDS OF TAX: All proceeds resulting from the imposition of the tax under this chapter including interest and penalties, shall be paid into the Treasury of the Village and shall be credited to and deposited in the General Fund of the Village.

35.999 PENALTY:

(C) In addition to the remaining provisions of this Section, any person found guilty in a court of competent jurisdiction of violating, disobeying, omitting, neglecting or refusing to comply with or resisting or opposing the enforcement of any provision of § 35.110 through § 35.123 upon conviction thereof, shall be punished by a fine of not less than \$200.00 nor more than \$1,000.00 for the first offense.

Address of Property 1040 C Bellwood Ave, Bellwood, IL 60104
Permanent Property Index No. 15-16-116-023-0000
Date of Deed 2-19-21
Type of Deed Deed in Trust
Grantor: Edgar Wright, 1513 Smith Ave S, West St Paul, MN 55118
651-399-5899

Full Actual Consideration (Include amount of mortgage and value of liabilities assumed)
AMOUNT OF TAX (\$5.00 per \$1,000, or fraction thereof of full value consideration) \$ 10.00

EXEMPTIONS: The Village of Bellwood Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Sections § 35.115 and § 35.116 of the Ordinance which are printed on the reverse side of this form. To claim one of these exemptions, you must complete the appropriate blanks below and provide supporting documentation. There is a \$10.00 processing fee for each exempt transaction.

I hereby declare that this transaction is exempt from taxation under the Bellwood Real Estate Transfer Tax Ordinance by paragraph(s) of section § 35.115 of said Ordinance.

Details for exemptions claimed, including documentation provided: (explain)

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct. GRANTOR: (Please Print)

Betty Wright, 3714 Butterfield Rd, Bellwood 60104
708-997-2212

Signature Betty Wright, Date Signed 2-19-21
Seller or Agent

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STATEMENT BY GRANTOR AND GRANTEE

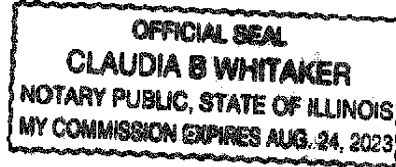
The Grantor or her Agent affirms that, to the best of her knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other business entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: Feb 15, 2021.

Signature: Betty J. Wright
Betty J. Wright

Subscribed and sworn to before me by Betty J. Wright,
This 15th day of February, 2021.

Notary Public: Claudia B. Whitaker



The Grantee or its Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other business entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: Feb 15, 2021.

Signature: Edgar W. Wright
Edgar W. Wright

Subscribed and sworn to before me by Edgar W. Wright,
This 15th day of February, 2021.

Notary Public: Claudia B. Whitaker

